

## **Elimination of Substandard Housing**

Status: In Progress  
Policy 6B.1 and 6B.3

An active partnership between City departments, local non-profit organizations and interested citizens has achieved a heightened community awareness of substandard housing issues. This awareness of conditions has moved into an implementation stage with new tools and an increased focus on code enforcement, information sharing and resource development.

Timeline of major activities over the last four years to eliminate substandard housing [Note Comp Plan task force activities begin in December 2003]:

April 2000	Housing and Community Development (HCD) completed draft of <i>5 Year Consolidated Plan for Housing and Community Development</i> and Greensboro Housing Coalition (GHC) organized discussion by diverse stakeholders; no clear data on substandard housing available to include in the plan
Fall 2000	Series of meetings of stakeholders identifying areas of problems (tenant education, code enforcement, repair programs, neighborhood involvement, political resolve)
April 2001	1 <sup>st</sup> Annual Housing Summit convened to focus on substandard housing
September 2001	GHC/FaithAction trained outreach workers to go into neighborhoods to identify unsafe housing
October 2001	Facilitated workshops to identify obstacles and strategic directions in the elimination of substandard housing
Fall-Winter 2001	Meetings to create Housing Greensboro – a non-profit home repair program for low income homeowners; Meetings with representatives from Habitat for Humanity International regarding the 21 <sup>st</sup> Century Challenge Community -designation as a community committed to a plan to eliminate substandard housing
January 2002	First use of Environmental Court by fire code enforcement (fire prevention chief credited community dialog for this); Local Ordinance Enforcement “sweeps” received significant local publicity; Comprehensive Plan steering committee worked on housing section of plan
March 2002	Greensboro Housing Authority implemented Housing Search Assistance Program to counsel tenants about housing maintenance and to help them secure affordable rentals throughout the city
July 2002	Lead Hazard Remediation Program grant implemented with HCD in administrative and construction management role; GHC and other partners provide significant outreach, training and education assistance
December 2002	GHC/neighborhood report to City Council about housing conditions

January 2003	2 <sup>nd</sup> Annual Housing Summit attendees endorse 5 year campaign to eliminate substandard housing
Winter 2003	Neighborhood Congress organized
March 2003	City Engineering/Inspections presented major enforcement changes to City Council briefing (International Property Management Code (IPMC), Rental Unit Certificate of Occupancy (RUCO))
May 2003	City Council passed RUCO and IPMC ordinances, with Neighborhood Congress support
June 2003	NC legislature passed state enabling legislation for “Repair or Demolish” ordinance
August 2003	City Legal Department and Engineering/Inspections drafted local Repair or Demolish ordinance
September 2003	GHC conducts landlord information dinners to educate about RUCO, lead disclosure, fair housing, etc.
October 2003	City Council passed Repair or Demolish ordinance
December 2003	Minimum Housing Standards Commission upheld Local Ordinance Inspector on first Repair or Demolish order
December 2003	Preliminary meeting of key City staff and GHC regarding direction of Substandard Housing Elimination Comprehensive Task Force Team – recommendation to use the Task Force Team as implementation oversight for RUCO inspections process
January 2004	City Local Ordinance Enforcement Division (LOE) began implementation of RUCO
January 2004	3 <sup>rd</sup> Annual Housing Summit states community support to broaden, deepen commitment to safe affordable housing
February 2004	Housing Greensboro begins home repair program

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